



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

March 10, 2005

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Miami-Dade County School Board

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C-12

Re: Tract N, Eight Addition to Port Charlotte Subdivision, LLC. - Application No. 05-119
8390 SW 112 Street

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Please note that although two school facilities meet the referenced review threshold, (Palmetto Middle School and Miami Palmetto Senior High School) the additional student impact generated by the proposed residential development will not impact these facilities (please see attached analysis).

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

Patricia Good
Coordinator III

RECEIVED

MAR 16 2005

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY

PG:am
L-0733
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerno
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

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SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-069, Tract N, Eight Addition to Port Charlotte Subdivision, LLC

REQUEST: Zone change from EU-1 to EU-M

ACRES: 1.45 acres

MSA/Multiplier: 5.5/.44

LOCATION: 8390 SW 112 Street

UNITS: 3 additional units (1 unit currently permitted under existing zoning classification, for a total of 4 units)

**ESTIMATED
STUDENT**

POPULATION: 1 student*

ELEMENTARY: 1

MIDDLE: -

SENIOR: -

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Vineland Elementary - 8455 SW 119 St.

MIDDLE: Palmetto Middle - 7351 SW 128 St.

SENIOR HIGH: Miami Palmetto Senior - 7460 SW 118 St.

All schools are located in Access Center 5

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Vineland Elem.	624/ 625*	537	116%/ 116%*	112	96%/ 96%*
Palmetto Middle	1746	905	193%	139	167%
Miami Palmetto Sr.	3550	2053	109%	238	155%

* increased student population as a result of the proposed development

Notes:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis, however is hereby attached in this package.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, the elementary and middle schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
New Gym Addition at Miami Palmetto Sr. (220 student stations)	Construction	August 2005
Modular addition at Palmetto Middle School (242 student stations)	Construction	August 2005

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Middle School (Palmetto and Southwood Middle School Relief) (1659 student stations)	FY 06-07
New Senior High School (Miami Palmetto and Miami Killian Senior High School Relief) (2000 student stations)	FY 07-08

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$6,549.

CAPITAL COSTS: Based on the State's March-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1 x \$ 13,516 = \$ 13,516
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.